



## California Tax Credit Allocation Committee

901 P Street, Room 102  
Sacramento, CA 95814

December 10, 2025

### CTCAC Committee Meeting Minutes

#### 1. *Agenda Item: Call to Order and Roll Call*

The California Tax Credit Allocation Committee (CTCAC) meeting was called to order at 2:37 p.m. with the following Committee members present:

#### **Voting Members:**

Fiona Ma, CPA, State Treasurer, Chairperson  
Evan Johnson for Malia M. Cohen, State Controller  
Michele Perrault for Joe Stephenshaw, Department of Finance (DOF) Director  
Gustavo Velasquez, Department of Housing and Community Development (HCD) Director  
Tony Sertich, California Housing Finance Agency (CalHFA) Executive Director

#### **Advisory Members:**

Michelle Whitman, County Representative  
Tyller Williamson, City Representative – ABSENT

#### 2. *Agenda Item: Approval of the Minutes of the September 30, 2025, Meeting*

Chairperson Ma called for public comments:  
None.

**MOTION:** Mr. Sertich motioned to approve the minutes of the September 30, 2025, meeting, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.

#### 3. *Agenda Item: Executive Director's Report*

*Presented by: Marina Wiant*

Marina Wiant, Executive Director, said the draft meeting schedule for 2026 was posted online last month. There will be two date changes: the meeting originally scheduled for June 23 will now be held on June 22, and the meeting originally scheduled for December 8 will be held on December 9. The schedule will be updated and posted to the website. In 2025, the staff proposed splitting the enhanced state tax credits between Round 2 and Round 3, and those credits were not available in Round 1. This was largely due to the significant backlog of projects at the end of last year that had applied for but did not need state credits. The staff wanted to give them an early path forward this year. Since that is not the case next year, the staff is proposing to split the enhanced state credits between Round 1 and Round 2 in 2026. Those decisions will officially be made in January, but that is what the staff will be recommending. The information is being made available now for planning purposes.



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Ms. Wiant said there was a lot of praise for the staff at the CDLAC meeting today, and she would like to acknowledge and thank the CTCAC staff for the incredible amount of work they did this year. The high volume at CDLAC also meant a higher volume at CTCAC for the 4% tax credit project reviews, and there was also a significant number of waitlisted 9% tax credit projects being funded that required additional review this year. Ms. Wiant also uplifted the work of the compliance team, the unsung heroes at CTCAC. In addition to the regular compliance monitoring they do annually, this year they were intimately involved with implementing several key policies. Last year, as part of the regulations package, CTCAC implemented the annual rent cap policy, and that work is implemented by the compliance team because it is related to ongoing monitoring and ensuring compliance with rents on the back end. That was brand new work that had to be supported, and the staff received a significant number of questions from stakeholders. In particular, resident outreach and the volume of resident work that the team does, without any additional staff, is paramount.

Ms. Wiant said CTCAC also implemented AB 2006, which is a compliance monitoring bill to streamline compliance monitoring among HCD, CalHFA, and CTCAC. The CTCAC compliance team also does a lot of that work. Additionally, as Mr. Velasquez mentioned at the CDLAC meeting related to acquisition/rehabilitation projects, CTCAC has been doing a significant amount of work with HCD's preservation team to capture projects that are at risk of default before that happens and to ensure that properties do not lose their deed restrictions at foreclosure. CTCAC worked with the legislature to ensure that HCD and CTCAC get noticed when a notice of default is filed on a property that has a regulatory agreement recorded with CTCAC or HCD. The CTCAC team instituted a new process for forwarding those notices to the preservation team at HCD. This was a new initiative developed this year, and since its implementation, the staff have already worked on four of those projects with HCD. This has required an incredible amount of work from the CTCAC team and their colleagues at HCD and CalHFA.

Chairperson Ma called for public comments:

None.

4. ***Agenda Item: Recommendation for reservation of 2025 third round federal 4% and state Low-Income Housing Tax Credits (LIHTCs). (Health & Saf. Code, §§ 50199.10, 50199.14; Cal. Code Regs., tit. 4, § 10310.)***

*Presented by: Carmen Doonan*

Ms. Doonan reported that the staff is recommending 108 projects for reservation of 4% federal tax credits and state tax credits. The reservation will total \$343,077,621 in federal tax credits and \$200,608,034 state tax credits and will produce 14,244 total units and 14,071 low-income units.

Chairperson Ma called for public comments:

None.

**MOTION:** Mr. Sertich motioned to approve the recommendation for reservation of 2025 third round federal 4% and state LIHTCs, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.



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5. **Agenda Item: Resolution No. 25/26-03 to adopt a regular rulemaking for new Regulation 10338 and amendments to the existing federal and state LIHTC programs regulations (Cal. Code of Regs., tit. 4, § 10300 et seq.). (Health and Saf. Code, § 50199.17.)**

*Presented by: Anthony Zeto*

Mr. Zeto explained that similar to CDLAC, CTCAC published proposed regulation changes on October 17, 2025, opening a 21-day public comment period that included a public hearing held in-person in Sacramento and virtually on October 29, 2025. The staff accepted written comments through November 10, 2025, and received a total of 44 comments. Following the review of those comments, the staff posted final recommendations. A large majority of the changes were clarification and technical changes and not controversial. The staff are recommending the proposed regulations for Committee approval.

Chairperson Ma called for public comments:

Cherene Sandidge from the Black Developers Forum (BDF) reiterated the comments she made at the CDLAC meeting earlier in the day. BDF is in opposition to capping the amount of tax credits that a BIPOC project can be awarded, and they want to put that on record and have that removed from the regulations.

Eric Reyes from Los Amigos de la Comunidad said his organization is dedicated to advancing housing equity for California's farmworker and rural communities. They supported AB 1439 and commend CTCAC's decision to increase the scoring incentive to five points for farmworker housing. This adjustment is critical in ensuring rural, farmworker, and tribal communities can compete equitably in the tax credit program. This revision faithfully carries out AB 1439's intent and addresses barriers documented by farmworker housing providers for years. Farmworkers are the foundation of California's food system, yet they face some of the state's worst housing conditions. These regulatory changes help advance the state's commitment to equity, economic justice, and community resilience. Mr. Reyes respectfully encourages CTCAC to adopt the revised regulatory language and continue advancing policies that support the state's most underserved rural and farmworker communities.

Alejandro Solis commented on behalf of Marco Lizarraga, Executive Director of La Cooperativa Campesina de California. He said his organization sponsored AB 1439 to ensure that the hardworking men and women who feed us have access to safe, affordable housing. They are pleased that after many years of hard work, the regulations are finally being developed in the same spirit as the intent of the legislation. This change acknowledges the reality of rural development and ensures farmworker housing is no longer unfairly penalized for its location. Mr. Solis is thankful to CTCAC for fully implementing AB 1439 and adopting the changes as proposed.

Nan Waltman, Board Co-Chair of the Ventura County Clergy and Laity United for Economic Justice, said Ventura County is one of the leading agricultural counties in the state and nation, but at the same time, it has high housing costs. Ms. Waltman believes it is time to level the playing field for rural and agricultural communities to make them financially competitive. Housing developments such as farmworker housing should be encouraged statewide, and she looks forward to CTCAC's leadership in helping to make this desperately needed housing possible.



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Adam Thompson from APT Housing applauded the staff's effort on the regulation changes. As somebody who works primarily in the rural at-risk arena, he appreciates some of the regulation changes that allow projects to roll over from the Rural Set-Aside into the At-Risk Set Aside and be considered after the urban projects in that set-aside. However, he believes there are opportunities for more preservation in the 9% tax credit program, and he has made comments to the Committee in previous years about creating a preservation set-aside or sub-pool within the Rural Set-Aside, which he knows a lot of his colleagues doing new construction might not necessarily agree with. He believes that three or four at-risk rural preservation projects can be awarded within the Rural Set-Aside for the same number of credits that are going to the new construction projects. Additionally, projects that are truly in rural areas like Plumas County or Siskiyou County do not have access to the same resources as projects in places such as unincorporated Sonoma County. Mr. Thompson welcomes the opportunity to continue discussions with the staff in the coming year. He also hopes that the reduction of the 50% test will result in some additional bonds being awarded to rural preservation projects.

Gabrielle Vignone, Executive Director of House Farm Workers, said her organization promotes safe, affordable housing for Ventura County farmworkers and their families through education and advocacy. Ms. Vignone thanked Mr. Velasquez and Ms. Wiant for visiting Ventura County recently and being part of the discussion about affordable housing. She thanked Ms. Wiant for also providing Ventura County with updates and for touring affordable housing that serves local farmworkers. House Farm Workers support CTCAC's updated regulatory provisions. Increasing the points meaningfully levels the playing field for communities that are essential to California's economy but are historically underserved in state housing programs.

Dora Mendivil from Center for Employment Training (CET) said her organization supports CTCAC's updated regulatory revisions. Increasing the points meaningfully levels the playing field for farmworker communities that are essential to California's economy but are historically underserved in state housing programs. Training is needed along with livable housing conditions. CET commends CTCAC's thoughtful, data-informed stewardship.

Chairperson Ma closed public comments.

Ms. Perrault reiterated her prior comments at the CDLAC meeting about transition and being mindful going forward about making any significant changes and revising regulations while things are still in flux with the Governor's reorganization plan on housing and the AB 519 working group. One public commenter expressed concern about a permanent cap on some of the tax credits. Ms. Perrault is ready to approve the regulations today, but she would be remiss not to underscore the administration's position.

Mr. Velasquez said there was a comment at the previous meeting about data-driven solutions. One of the things the Committee has been doing regularly is following the demand when they are considering changes. Looking at the past six rounds, based on the data Mr. Velasquez has been looking at, every area has been oversubscribed. About 157-158% of homeless housing applications requested state tax credits and 110% of ELI/VLI applications requested them. Setting tax credit caps – or trying not to set caps based on the data in this instance – is an important aspect of following the demand. Mr. Velasquez echoed Ms. Perrault's comments about the harmonization they are trying to achieve, the importance of



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looking at how priorities have been set in the past, following the data, and making sure there is consistency with the market and reliability in the way the state tax credits are allocated. In general, these are very important and significant improvements.

Mr. Sertich said the staff's hard work show in the regulations that were put out. Moving forward, it is important to keep in mind some of the discussions about the larger picture and getting more in line. Because of the reduction of state soft money available over the past couple of years, the state tax credits will become more competitive. With the additional 4% tax credits available, it is important to keep an eye on that, and 2026 will be the year that the Committee will need to figure out exactly how these credits should be allocated going forward. It will be important to track that and figure out the best decision.

Mr. Johnson commended the staff for their great work.

Ms. Wiant explained that when the staff proposed the caps in the emergency regulations that were presented to the Committee in August, they looked at the data and rounded up the percentages that historically had been allocated to the various pools and set-asides where there were no caps. They relied on the data to set those numbers. With the 25% test, CTCAC is now doing double the number of projects, and the staff did not want to inadvertently allocate all the state tax credits to various pools and set-asides since that sort order was developed based on a different fact pattern. In the proposal today, based on the data and the demand they saw in Round 3, the staff took what was in the emergency regulations and lifted the credit cap for ELI/VLI to accommodate that. They are very mindful about responding to data and using data. Ms. Wiant agrees that CTCAC will have to see how this unfolds. Both in the emergency regulations on this topic and even in the package today, the goal was to determine how to implement the 25% test and whether there were other ways that the staff should prioritize. The staff can continue to look at that over the next year or two. Ms. Wiant agrees that data is key.

**MOTION:** Mr. Johnson motioned to adopt Resolution No. 25/26-03, and Mr. Velasquez seconded the motion.

The motion passed unanimously via roll call vote.

**6. Agenda Item: Discussion and consideration of the CTCAC/HCD Opportunity Area Map for Calendar Year 2026. (Cal. Code Regs., tit. 4, § 10302.)**  
*Presented by: Anthony Zeto*

Mr. Zeto explained that it is an annual exercise for the Committee to approve opportunity maps for the following year. Changes were made for 2024 and 2025, but following discussions with HCD and research partners, it was determined that no methodology changes were necessary this year. The updates are strictly based on data updates. The updated maps were posted in a similar timeframe as the regulations, and the staff did not receive any public comments. The staff is recommending the maps for Committee approval.

Chairperson Ma called for public comments:

None.



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**MOTION:** Mr. Sertich motioned to adopt the CTCAC/HCD Opportunity Area Map for Calendar Year 2026, and Ms. Perrault seconded the motion.

The motion passed unanimously via roll call vote.

**7. *Agenda Item: Discussion and consideration of application appeals for projects on the 2025 9% Waiting List. (Cal. Code of Regs., tit. 4, §§ 10325(h) & 10330.)***

This item was skipped because no appeals were received.

**8. *Agenda Item: Public Comment***

There were no public comments.

**9. *Agenda Item: Adjournment***

The meeting was adjourned at 3:03 p.m.